



# **AGENDA**

## **DESIGN REVIEW BOARD**

**Friday, September 25, 2009, 11:00 AM  
Administrative Conference Room  
College Station City Hall  
1101 Texas Avenue  
College Station, Texas, 77840**

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1. Call to Order
2. Consideration, discussion and possible action on Absence Request.
  - John Nichols – August 28, 2009
  - Ward Wells – August 28, 2009
3. Consideration, discussion and possible action to approve meeting Minutes.
  - July 24, 2009
  - August 14, 2009
  - August 28, 2009
4. Presentation, discussion, and possible action on a change to the freestanding sign at The Arctic Wolf Ice Center located at 400 Holleman Drive East which is within the Wolf Pen Creek District. Case# 09-00500177 (MH)
5. Presentation, discussion, and possible action on a waiver request to Section 5.6.B.6 of the Unified Development Ordinance relating to off-street parking for a proposed multi-family development located at 401, 403, and 405 Second Street, next to Traditions Apartments. Case #09-00500171 (LH)
6. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, September 25, 2009 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2009 at \_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2009 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: \_\_\_\_\_ by \_\_\_\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2009.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on [www.cstx.gov](http://www.cstx.gov).



**Minutes**  
Design Review Board  
Friday, July 24, 2009  
Administrative Conference Room  
1101 Texas Avenue  
11:00 AM

**Board Members Present:** Chairman John Nichols, Ward Wells, Hunter Goodwin, Alan King, Jason Kinnard, and Katy Jackson

**Staff Present:** Assistant Director of Planning and Development Services  
Lance Simms, Staff Planner Lauren Hovde, Staff Planner  
Matthew Hilgemeier, and Staff Assistant Nicole Padilla

**Others Present:** Jane Kee and Tom Herbelin

**AGENDA ITEM NO. 1: Call to order.**

Chairman Nichols called the meeting to order at 11:03 a.m.

**AGENDA ITEM NO. 2: Consider Absence request**

~ John Nichols – June 5, 2009

~ Hunter Goodwin – June 5, 2009

Alan King motioned to approve the absence requests. Ward Wells seconded the motion; which passed unopposed (4-0).

**AGENDA ITEM NO. 3: Possible action and discussion to approve meeting minutes for May 8, 2009, May 22, 2009, and June 5, 2009.**

Hunter Goodwin motioned to approve the meeting minutes for May 8, 2009, and May 22, 2009. The motion was seconded by Katy Jackson and passed (6-0). Alan King motioned to approve the meeting minutes for June 5, 2009. The motion was seconded by Ward Wells and passed (4-0).

**AGENDA ITEM NO. 4: Presentation, discussion, and possible action regarding a waiver request to Section 5.6.B.6 of the Unified Development Ordinance relating to off-street parking for a proposed multi-family development located at 401, 403, and 405 Second Street. Case #09-00500144 (LH)**

Lauren Hovde, Staff Planner, presented the request that the Applicant would like to reduce the number of parking spaces by 8% to allow for 35 spaces instead of the required minimum of 38 spaces.

Tom Herbelin, developer of the property, briefly explained that the planned use of the property is a small apartment complex consisting of 33 one-bedroom units. He further explained that each tenant will receive one assigned parking space and all others will have to park in the city garage.

Staff Planner Hovde, then answered questions in general from the Board Members.

Jason Kinnard motioned to approve the waiver request to allow for 35 spaces instead of the required minimum of 38 spaces. The motion was seconded by Hunter Goodwin and passed (6-0).

**AGENDA ITEM NO. 4: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

None

**AGENDA ITEM NO. 5: Adjourn**

Hunter Goodwin motioned for adjournment. Ward Wells seconded the motion; which passed (6-0).

Meeting adjourned at 11:26 a.m.

**APPROVED:**

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**John Nichols, Chairman**

**ATTEST:**

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**Nicole Padilla, Staff Assistant**



**Minutes**  
Design Review Board  
Friday, August 14, 2009  
Administrative Conference Room  
1101 Texas Avenue  
11:00 AM

**Board Members Present:** Chairman John Nichols, Ward Wells, Hunter Goodwin, Alan King, Jason Kinnard, and Katy Jackson

**Staff Present:** Senior Staff Planner Jennifer Prochazka, Staff Planner Lauren Hovde, Staff Planner Matthew Hilgemeier, Senior Parks Planner Pete Vanecek, and Staff Assistants Nicole Padilla and Beth Boerboom

**Others Present:** None

**AGENDA ITEM NO. 1: Call to order.**

Chairman Nichols called the meeting to order at 11:06 a.m.

**AGENDA ITEM NO. 2: Presentation, discussion, and possible action regarding a variance request to Section 7.9.B.1 “Required Screening” of the Unified Development Ordinance to allow an alternative screening method for the mechanical equipment at the Adamson Lagoon Bath House located at 1900 Anderson Street within Bee Creek Park. Case #09-00500157 (LH)**

Lauren Hovde, Staff Planner, presented a variance request to allow an alternative screening method for mechanical equipment located on the roof of the Adamson Lagoon Bath House. She further explained that the Applicant is requesting to paint the mechanical equipment rather than screen it.

Chairman Nichols commented that the ordinance needs more specific language if the Design Review Board is to be reviewing more items similar in nature in the future.

There was general discussion regarding the type of paint needed, the colors proposed, and that other screening options may draw more attention.

Alan King motioned to approve the submittal to paint the visible mechanical equipment in the color of Almond (Kynar 500) or as close to Almond as possible. Ward Wells seconded the motion and added a request that staff review the procedures to determine if these problems can be addressed earlier in the approval process.

Hunter Goodwin asked that staff provide recommendations on all items.

The motion failed due to a lack of vote.

Hunter Goodwin motioned to approve the rooftop mechanical equipment as-is without any alterations required. The motion was seconded by Katy Jackson.

Chairman Nichols added that the motion is made in the context that there are other metallic elements in design that provide a basis for the approval.

Motion passed (6-0).

**AGENDA ITEM NO. 4: Presentation, discussion, and possible action regarding a change to the freestanding sign at The Arctic Wolf Ice Center located at 400 Holleman Drive East which is within the Wolf Pen Creek District. Case #09-00500154 (MH)**

Matthew Hilgemeier, Staff Planner, presented the request to add an aluminum sign to an existing freestanding sign located at 400 Holleman Drive East. He then answered questions in general from the Board Members.

Ward Wells motioned to deny the request to add an aluminum sign to the existing freestanding sign based on looks and continuity. Alan King seconded the motion; motion passed (6-0).

**AGENDA ITEM NO. 5: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

Chairman Nichols requested that the revision to Section 7.9.B.1 of the Unified Development Ordinance “Required Screening” be brought to the Design Review Board before it is presented to the Planning and Zoning Commission.

**AGENDA ITEM NO. 6: Adjourn**

Alan King motioned for adjournment. Hunter Goodwin seconded the motion; which passed (6-0).

Meeting adjourned at 11:55 a.m.

**APPROVED:**

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**John Nichols, Chairman**

**ATTEST:**

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**Nicole Padilla, Staff Assistant**





## Minutes

Design Review Board  
Friday, August 28, 2009  
Council Chambers  
1101 Texas Avenue  
11:00 AM

**Board Members Present:** Acting Chairman Alan King, Hunter Goodwin, Jason Kinnard, and Katy Jackson

**Staff Present:** Senior Planner Jennifer Prochazka and Staff Assistant Beth Boerboom

**Others Present:** Switzer Deason

**AGENDA ITEM NO. 1: Call to order.**

Acting Chairman King called the meeting to order at 11:14 a.m.

**AGENDA ITEM NO. 2: Presentation, possible action, and discussion regarding a Gateway Grant proposal for the University Preserve Subdivision located at the intersection of Lyceum Court and Munson Avenue. Case #09-00500162 (JP)**

Jennifer Prochazka, Senior Planner, presented the item stating that the applicant has proposed to replace the landscaping and irrigation system at the entrance to the University Preserve subdivision and re-stain approximately 100 feet of wooden fencing along both sides of the entryway. The improvements will begin at the Munson Avenue right-of-way and will extend along the private right-of-way, Lyceum Court.

Senior Planner Prochazka reviewed the rest of the staff report and answered questions in general from the Board Members.

Mr. Switzer Deason, the applicant, provided an aerial photo and several photos of the proposed landscaping materials.

Katy Jackson motioned to approve the Gateway Grant proposal. The motion was seconded by Jason Kinnard and passed (4-0).

**AGENDA ITEM NO. 3:** Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

**AGENDA ITEM NO. 4:** Adjourn

Hunter Goodwin motioned for adjournment. Jason Kinnard seconded the motion; which passed (4-0).

Meeting adjourned at 11:28 a.m.

**APPROVED:**

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**John Nichols, Chairman**

**ATTEST:**

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**Nicole Padilla, Staff Assistant**

**DESIGN REVIEW BOARD  
WOLF PEN CREEK DESIGN DISTRICT  
STAFF REPORT**

Project Manager: Matthew Hilgemeier, Staff Planner Report Date: September 16, 2009  
E-mail: [mhilgemeier@cstx.gov](mailto:mhilgemeier@cstx.gov) Meeting Date: September 25, 2009

**For  
ARCTIC WOLF ICE CENTER – SIGN REVIEW (09-00500177)**

**Item:** Presentation, discussion, and possible action on a change to the freestanding sign at The Arctic Wolf Ice Center located at 400 Holleman Drive East, which is within the Wolf Pen Creek District.

**Location:** 400 Holleman Drive East

**Applicant:** Fast Signs

**Item Summary:** The applicant is requesting to add an aluminum sign to the existing freestanding sign located at 400 Holleman Drive East (The Arctic Wolf Ice Center). The current freestanding sign structure measures 87.5 square feet, and has 58 square feet of visible signage. The property is allowed to have a freestanding sign which measures 275 square feet in size. The aluminum sign would be placed below the existing electronic reader board and would not change the actual size of the structure.

The applicant has proposed two sign options for the Board to consider; the applicants preferred option is Option #1. (graphics attached)

Option # 1 would add a 6.5 square foot aluminum sign to the existing freestanding structure.

Option # 2 would add a 10 square foot aluminum sign to the existing freestanding structure.

The addition of either of the proposed aluminum signs would not change the physical size of the sign structure. However, the amount of visible signage would be increase to 64.5 square feet if Option #1 is approved or to 68 square feet if Option #2 were approved.

Color and material samples will be provided at the meeting.

**Item Background:** In March of 2005, the Design Review Board (DRB) approved a freestanding sign approximately 11 feet tall for this property. The top portion of the sign contains one internally illuminated sign with an aluminum cabinet and the bottom portion of the sign contains an electronic reader board.

On August 14, 2009, the DRB denied the applicant's request to add an aluminum sign to the existing freestanding sign due to scale and design of the proposed sign not being proportionate and harmonious to the design of the existing structure.

**Recommendation:** Staff recommends approval of the applicants request to add additional signage to the existing freestanding sign. The proposed addition complies with the freestanding sign regulations of the Unified Development Ordinance.

**Issues/Items for Review:** Section 5.6.A.11 states that commercial signs for businesses in the Wolf Pen Creek District must meet the following criteria:

- Every sign shall be designed as an integral architectural element of the building and site to which is principally relates.
- Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.

Photos of existing signage in the surrounding area, as well as copies of the approved site plan and building elevations will be provided at the meeting for the Board to determine whether the above criteria have been met.

**Attachments:**

1. Aerial Map
2. Application
3. Sign Options



Existing Freestanding Sign

 <p>DESIGN REVIEW BOARD</p>	<p>400 Holleman Drive East (Arctic Wolf Ice Center)</p>	<p>Case: 09-154</p> <p>DRB - SIGN REVIEW</p>
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FOR OFFICE USE ONLY	
CASE NO.	09.177
DATE SUBMITTED	8.27.09

10:00

CC

## WOLF PEN CREEK BUILDING & SIGN REVIEW APPLICATION Design Review Board

### MINIMUM SUBMITTAL REQUIREMENTS

- CC
- ☒ Application completed in full.
  - ☒ \$200 Special District Review Fee.
  - ☒ Ten (10) copies of facade details with dimensions.
  - ☒ Ten (10) copies of sign details with dimensions.
  - ☐ Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
  - ☐ Color and material samples. (Already received)

Date of Preapplication Conference: \_\_\_\_\_

NAME OF BUSINESS Arctic Wolf Ice Center

ADDRESS 400 Holleman

LEGAL DESCRIPTION \_\_\_\_\_

PRESENT USE OF PROPERTY Ice skating center

PROPOSED USE OF PROPERTY Same

### APPLICANT'S INFORMATION:

Name FAST SIGNS

Street Address 404 University Dr. East Ste. C

City College Station State TX Zip Code 77840

E-Mail Address 465@fastsigns.com

Phone Number 979.764.7446 Fax Number 979.764.7444

### PROPERTY OWNER'S INFORMATION:

Name ARCTIC WOLF

Street Address 400 HOLLEMAN DR E


City COLLEGE STATION State TEXAS Zip Code 77840

E-Mail Address FROSTBITED@ARCTICWOLF.COM

Phone Number 979-693-3900 Fax Number 979-693-3915

DESCRIPTION OF PROPOSED EXTERIOR CHANGES <u>Add Attached Sign</u>	
<u>option 1 - 10" x 96" - preferred</u>	
<u>option 2 - 12 x 120"</u>	
AND/OR	
<input type="checkbox"/> <b>ATTACHED SIGN</b> <u>option 1 - 27 sq. ft.</u>	<input type="checkbox"/> <b>FREESTANDING SIGN</b>
Square Footage <u>option 2 - 10 sq. ft.</u>	Square Footage <u>20 sq. ft.</u>

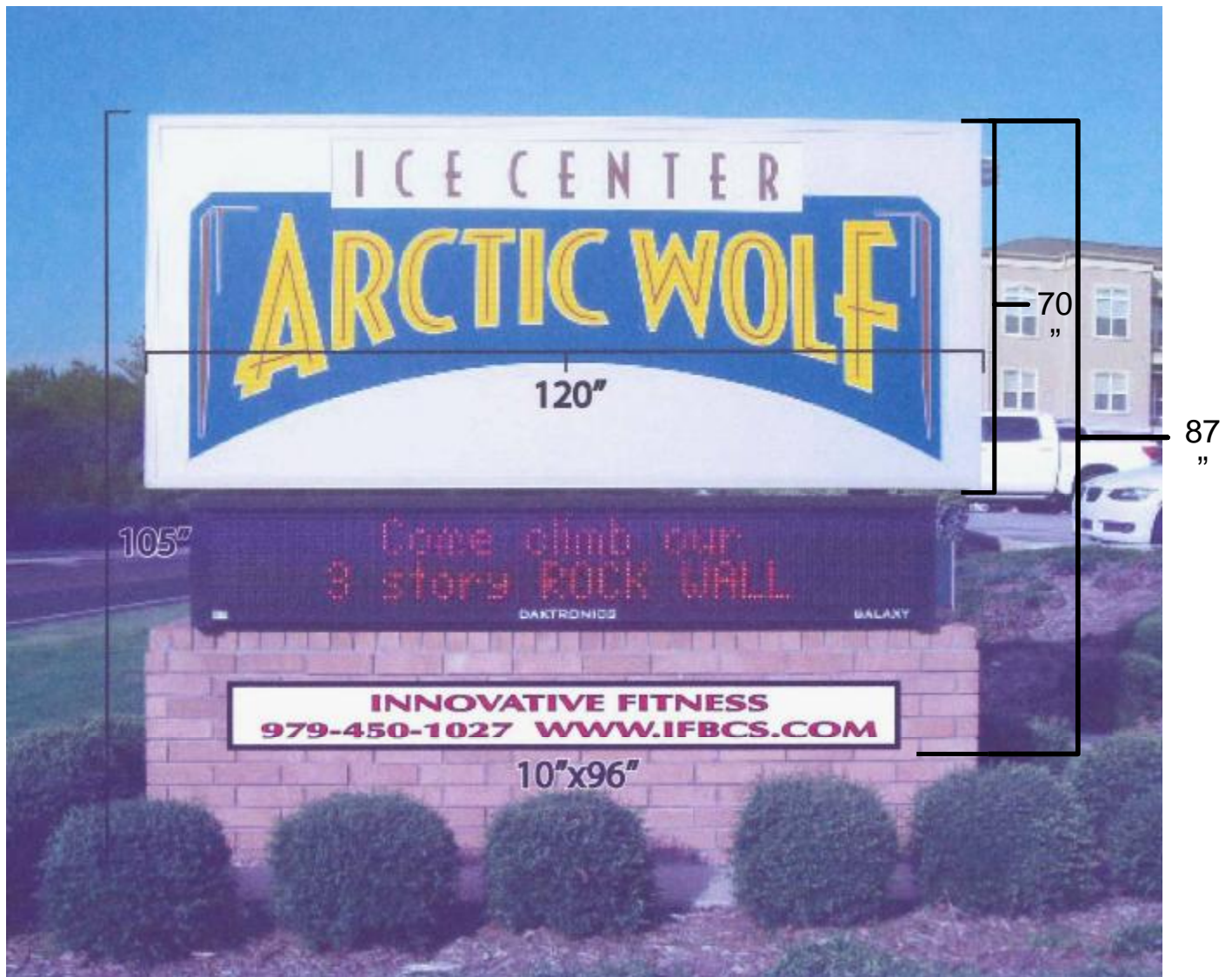
*All Wolf Pen Creek applications must be reviewed by the Design Review Board. Once a meeting is scheduled, the applicant will be notified of the date and time so that he can be present to discuss the proposal with the Board. The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.*

  
 \_\_\_\_\_  
 Signature of Owner, Agent or Applicant

8/26/09  
 \_\_\_\_\_  
 Date

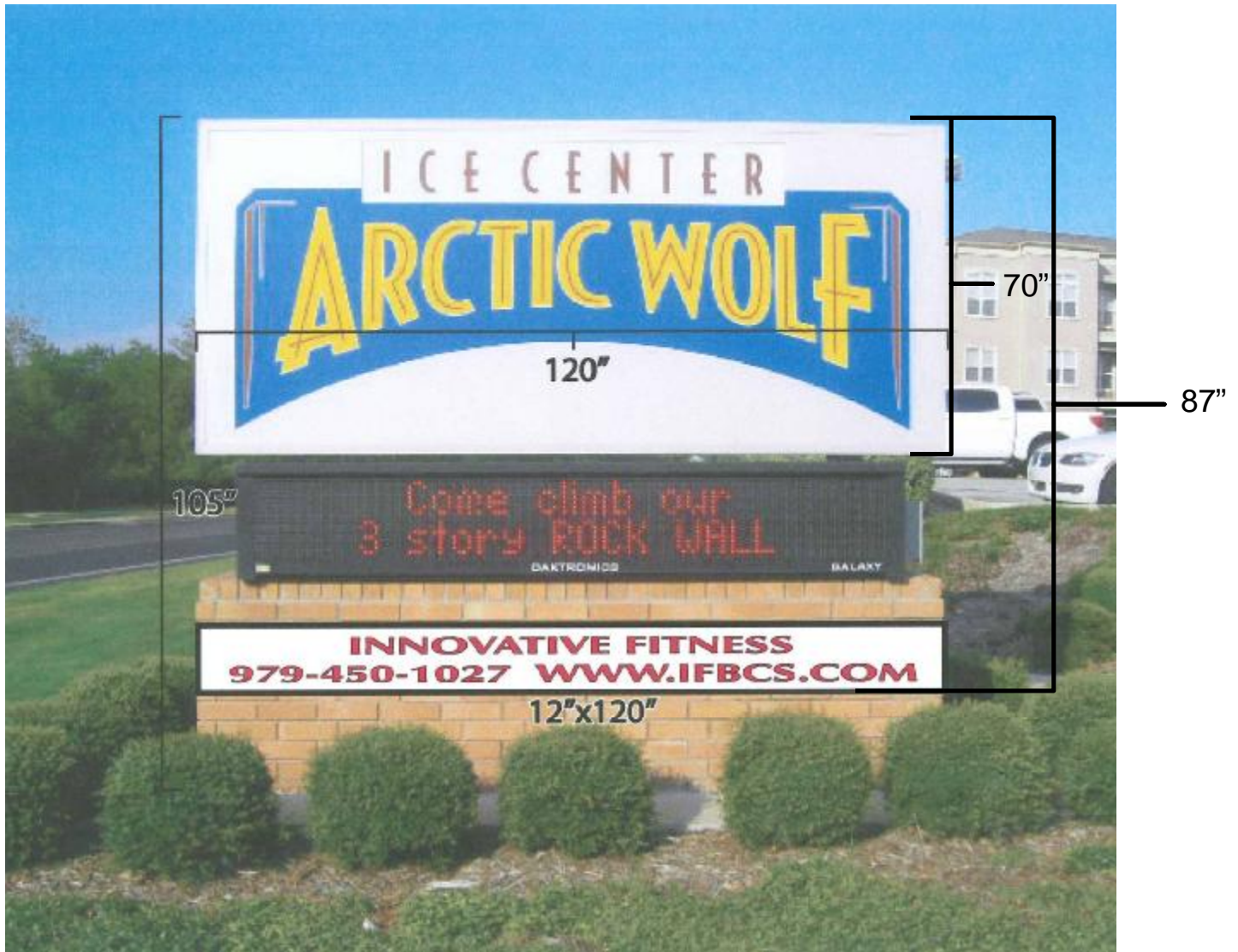


## OPTION #1





## OPTION #2



**DESIGN REVIEW BOARD  
NORTHGATE DISTRICT  
STAFF REPORT**

Project Manager: Lauren Hovde, Staff Planner  
Email: [lhovde@cstx.gov](mailto:lhovde@cstx.gov)

Report Date: September 16, 2009  
Meeting Date: September 25, 2009

**For  
401, 403, 405 SECOND STREET PARKING WAIVER (09-00500144)**

**Item:** Presentation, discussion, and possible action on a waiver request to Section 5.6.B.6 of the Unified Development Ordinance relating to off-street parking for a proposed multi-family development located at 401, 403, and 405 Second Street in Northgate.

**Zoning District:** NG-3 Residential Northgate

**Location:** 401, 403, 405 Second Street, located at the corner of Second and Cherry Streets, next to Traditions Apartments

**Applicant:** Jane Kee, IPS Group

**Item Summary:** The applicant is seeking a waiver to Section 5.6.B.6.c of the Unified Development Ordinance (UDO) Off-Street Parking Standards which states: "Off-street parking facilities for residential uses shall meet 75% of the number of specified parking space requirements of Section 7.2.H Number of Off-Street Parking Spacing Required." Section 7.2.H requires a total of 50 parking spaces for 33 one-bedroom units in a multi-family development. Since the UDO allows multi-family developments in Northgate to provide 75% of the number of parking spaces required in Section 7.2.H, the proposed development is required to provide a minimum of 38 spaces.

The applicant is requesting a 10% reduction resulting in the construction of 34 spaces, which is one space per dwelling unit and an additional space for an office worker. Section 5.6.B.14.m gives the Design Review Board (DRB) authority to approve a reduction in parking for residential uses if a parking study supports the reduction based on reasonable assumptions of parking availability. The applicant has applied for this reduction on the basis that the multi-family development parking will be restricted to resident use only. Though visitor parking would not be allowed, it does not take into account that there may be more than one resident in a unit with a need to park. This development, which contains 33 one-bedroom units and an apartment office, may be sufficiently served by this parking area, but the reduction will virtually eliminate the possibility for multiple residents of a one-bedroom unit to each park a vehicle, or the possibility for visitors to park on site. There will also be no additional parking for maintenance personnel.

**Item Background:** At this time, there has not been a formal site plan submittal. All discussions that have taken place have been in regards to preliminary drawings. Therefore, there has not been a review of this site to ensure that all other Northgate ordinances are being met. Due to the major impact the Board's decision will have on the design of this site, the applicant requested that they be allowed to make the request prior to solidifying their proposal. As the applicant stated in their application, the need for a parking reduction was caused from the dumpster being located at the rear of the building which is a Northgate requirement. Considering the applicant's design, either a variance to the dumpster location would need to be sought that would allow them to place the facility closer to Second Street or a parking waiver would need to be sought to reduce the number of parking to accommodate the setback dumpster location.

An 8% parking reduction was approved for this project during the July 24, 2009 DRB meeting resulting in a required 35 parking spaces. At that time, the applicant was recently aware that a driveway throat extension would eliminate an additional parking space. However, Section 5.6.B.14.m, which allows for DRB to consider parking reductions in Northgate, prohibits the Board from approving a waiver less than what is requested in the parking study submitted by the applicant. Therefore, a 10% reduction resulting in 34 spaces could not be considered at that time.

**Recommendation:** The applicant wishes to minimally serve the proposed development with a surface parking lot containing 34 spaces. While this concerns Staff, we believe it would be better to reduce the number of available parking spaces by four for this design rather than move the dumpsters closer to Second Street, which is meant to be a pedestrian corridor. Staff recommends approval of the requested parking waiver for the proposed multi-family development at 401, 403, and 405 Second Street.

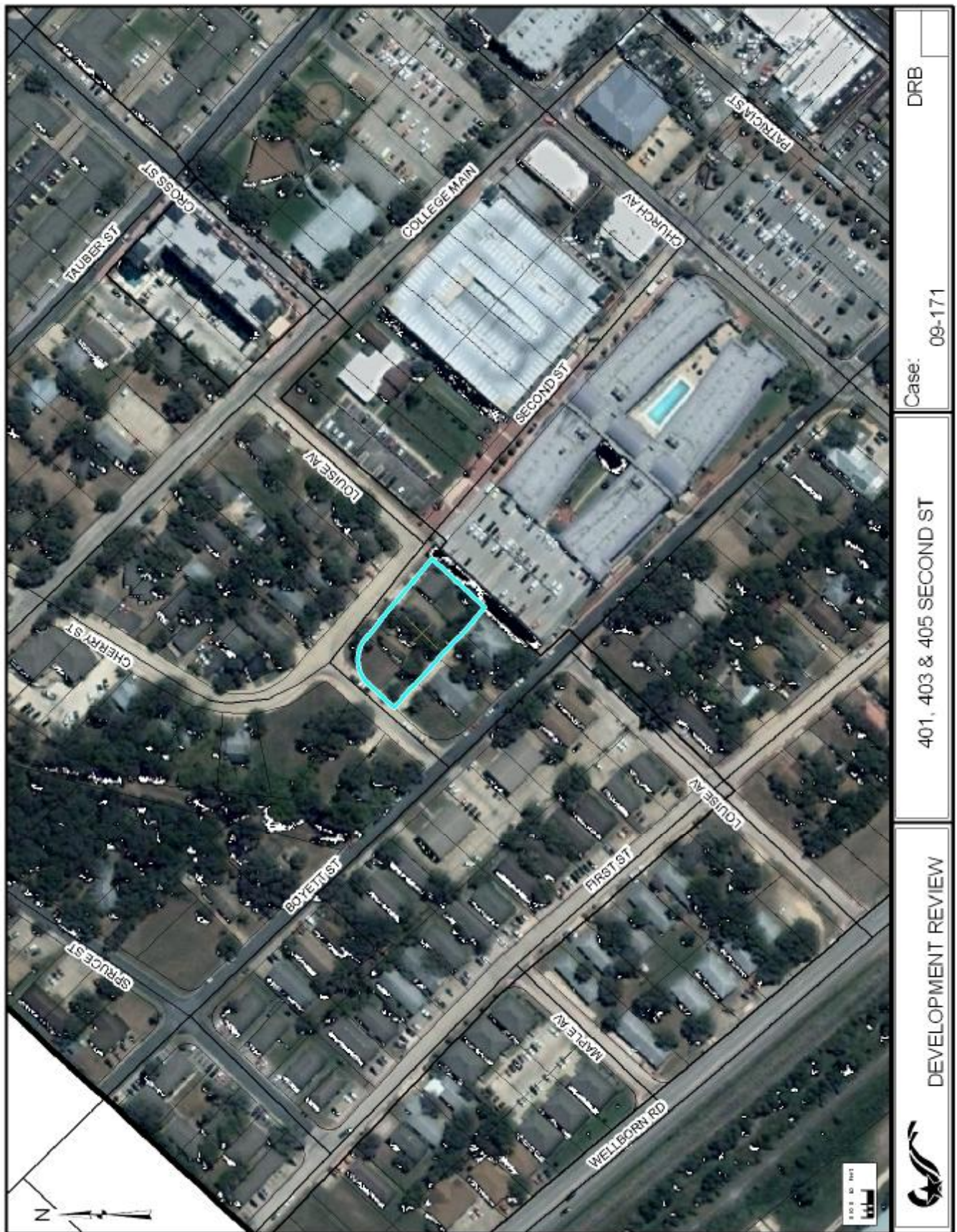
**Issues/Items for Review:**

1. Parking waiver. Section 5.6.B.14.m gives the Design Review Board authority to approve a reduction in parking for residential uses if a parking study supports the reduction based on reasonable assumptions of parking availability.

**Supporting Materials:**

1. Aerial
2. Application and Parking Study
3. Copy of site plan







FOR OFFICE USE ONLY
CASE NO.: <u>004-171</u>
DATE SUBMITTED: <u>8-24-09</u>

150  
24

## DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

### MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ \$150 Application Fee
- ☒ Application completed in full.
- Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

**Date of Pre-application Conference:** March 13, 2009

### APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name: Jane Kee, IPS Group  
Street Address: 511 University Dr. East Suite 205, College Station, TX 77840  
E-Mail Address: jane@ipsgroup.us  
Phone Number: 846-9259 Fax Number: 260-3564

### PROPERTY OWNER & DEVELOPER INFORMATION:

Name: Tom Herbelin 16800 Westgrove, Suite 100, Addison, TX 75001  
E-Mail Address: tomh@belfortdwy.com  
Phone Number: 214-265-8686 ext. 116 214-802-1922 cell

### LOCATION OF PROPERTY:

Address: 401.403,405 Second Street  
Lot Block Subdivision: Lots 5,6,7,8, Block 20, Boyett

**CURRENT ZONING OF SUBJECT PROPERTY:** NG3

**APPEAL/WAIVER REQUESTED:** (Circle One)

Northgate Requirements - parking

**Applicable Ordinance Section:** 5.6.c

**Explanation of waiver/request:**

As you will recall, previously there were 3 decisions the applicant was awaiting from the City in order to proceed with site design. One involved dumpster location, one throat depth and one parking. Each of the 3 were critical to moving forward and each was affected by the other two. Each had to be considered by different parts of the city organization; dumpster - planning, throat depth - engineering and parking - DRB.

At the time of DRB's previous consideration, the applicant had just found that the throat depth requirement would be 25'. At that time we felt that we would not be able to provide the 35th space but wanted to discuss the site with DRB since we were there. As you recall, the Board could not consider this additional space because staff had not had time to review this.

Since that DRB meeting, where the waiver was granted to reduce the parking requirement to 35 spaces, the architect has worked to try to configure a way to gain 35 spaces but has been unable to with the island and throat depth requirements. The proposed 34 spaces will accommodate one for each unit and one space for a manager.

**GENERAL APPEALS/WAIVER REQUEST**

**The following specific variation from the ordinance is requested:**

Reduce required parking from 38 (rounded up from 37.125) to 34 spaces for a multi-family development in Northgate (10% reduction).

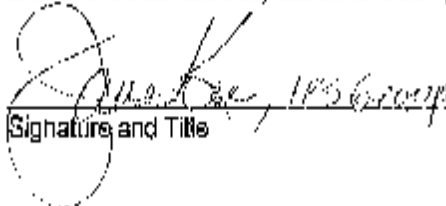
**The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:**

The UDO intention to implement the Northgate Plan calls for redeveloping properties into higher residential densities.

**The following alternatives to the requested variance are possible:**

It is physically impossible to provide one more space without either eliminating end islands, eliminating a unit or moving the dumpsters closer to Second St. This is contrary to the Northgate Design guidelines which attempt to locate dumpster facilities as far from the roadway as possible to limit visibility.

*The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.*

  
Signature and Title

8-24-09  
Date

**Below is the original application information submitted as background.**

*This is a small development with 33 efficiency units in the proposed complex. Each unit is approximately 390 SF and is designed for one individual. The development is located in a largely pedestrian area and the parking provided is for residents only. The developer is proposing to have an access gate that will allow residents only to enter the parking area, if the City allows a reduced throat depth for the gate. Even without the gate, the parking area will be signed for residents only.*

*This reduction in parking allows the dumpster to be moved farther to the rear of the buildings in compliance with the Northgate regulations and allows for proper placement of the electrical transformer on the site.*

*The proposed 35 spaces meet the parking demand for this particular development which is designed for 33 residents. There will be no visitor parking allowed within the parking area. The intent is to protect the parking area for residents only. Providing 35 spaces rather than 38 will have no impact on the surrounding area, however as there is parking allowed on adjacent residential streets and in the parking garage nearby.*